074.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	913,100 /	913,100
USE VALUE:	913,100 /	913,100
ASSESSED:	913,100 /	913,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNELL ERIC M/SUSIE LEE
Owner 2:	
Owner 3:	
Street 1:	23 TYLER ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	MOONEY JOSEPH R--MILDRED M -
Owner 2:	-
Street 1:	139 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .284 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2282 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12360.000	359,500		553,600	913,100
Total Card	0.284	359,500		553,600	913,100
Total Parcel	0.284	359,500		553,600	913,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.06 | /Parcel: 400.06

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	46658
GIS Ref	
GIS Ref	
Insp Date	10/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 074.0-0002-0010.0

!6189!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,500	0	12,360.	553,600	913,100		Year end	12/23/2021
2021	101	FV	349,700	0	12,360.	553,600	903,300		Year End Roll	12/10/2020
2020	101	FV	349,700	0	12,360.	553,600	903,300	903,300	Year End Roll	12/18/2019
2019	101	FV	262,300	0	12,360.	553,600	815,900	815,900	Year End Roll	1/3/2019
2018	101	FV	262,300	0	12,360.	474,500	736,800	736,800	Year End Roll	12/20/2017
2017	101	FV	262,300	0	12,360.	442,800	705,100	705,100	Year End Roll	1/3/2017
2016	101	FV	262,300	0	12,360.	379,600	641,900	641,900	Year End	1/4/2016
2015	101	FV	252,200	0	12,360.	340,000	592,200	592,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:28:22

LAST REV

Date	Time
07/23/19	15:35:42
apro	

PAT ACCT. 6189

USER DEFINED

Prior Id # 1:	46658
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOONEY JOSEPH R	33364-472		7/31/2001		430,000	No	No		
	11431-169		11/22/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	Inspected	CC	Chris C
10/5/2018	MEAS&NOTICE	BS	Barbara S
4/11/2009	Meas/Inspect	345	PATRIOT
10/10/2001	MLS	MM	Mary M
10/14/1999	Meas/Inspect	263	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12360		Sq. Ft.	Site		0	70.	0.64	4									553,564						553,600	

Total AC/HA:	0.28375	Total SF/SM:	12360	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	553,564	Spl Credit		Total:	553,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.24523807
Const Adj.:	1.00289965
Adj $ / SQ:	174.839
Other Features:	97500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521086
Depreciation:	161537
Depreciated Total:	359549

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

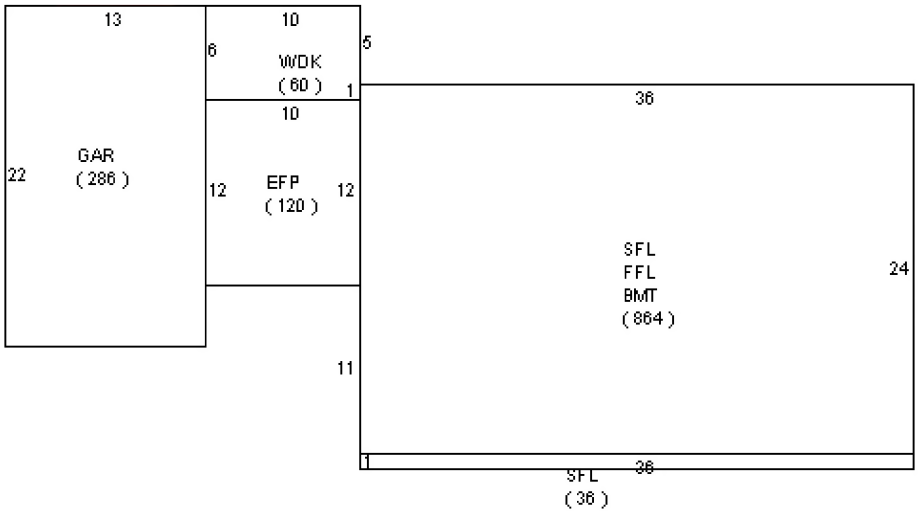
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	192.32
Special Features:	0	Val/Su Net:	116.19
Final Total:	359500	Val/Su SzAd	203.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	174.840	157,355
BMT	Basement	864	62.520	54,019
FFL	First Floor	864	174.840	151,061
GAR	Garage	286	23.810	6,810
EFP	Enclos Porch	120	50.060	6,007
WDK	Deck	60	16.050	963

Net Sketched Area:	3,094			Total:	376,215
Size Ad	1764	Gross Area	3094	FinArea	2282

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	75	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc